



CITY OF MERRITT

MINUTES

PUBLIC HEARING COUNCIL CHAMBER, CITY HALL TUESDAY, JULY 28, 2009 AT 7:00 PM

1. PRESENT:

Mayor Susan Roline
Councillor D. Baker
Councillor M. Goetz
Councillor N. Hunter
Councillor H. Kroeker
Councillor A. Murdoch

REGRETS

Councillor S. Sanders

IN ATTENDANCE

Ms. J. Bridarolli, Administrator
Ms C. Marleau, Deputy Leisure Services Manager
Mr. S. O'Flaherty, Development Services Officer
Ms. R. Tolerton, Corporate Services Manager

MEDIA

Merritt Herald
Merritt News
Shaw Cable

27 Members of the Public

2. CALL TO ORDER

Mayor Roline called the meeting to order at 7:04 p.m.

3. STAFF REPORT

**ZONING - 2301
LANGLEY STREET**

- 3.1 City of Merritt Zoning Bylaw Amendment Bylaw No. 2088, 2009;
Administrator's July 20, 2009 Memorandum
File: 3360 RZ2009-03

4. PROPONENT'S SUBMISSION

Petronella Shea:

- understand people's concerns with proposal but want to provide assurance
- building will be one level
- needed for elderly parent who cannot be accommodated within the home because she is a smoker
- no plans to rent out the accommodation
- no plans to move or sell the property
- have polled residents in area and many in support but stated they didn't want to get in the middle of neighbourhood politics

5. PUBLIC SUBMISSIONS

- 5.1 Letters: Derek & Elizabeth Clare - 2365 Cleasby Street; July 02, 2009
Laura Besse - 2334 Cleasby Street; July 03, 2009
Jeanette Turner - 2351 Langley Street; July 08, 2009 and July 16, 2009
D.R. Fawcett, A.S. Fawcett, K.D. Chaulk and B.R. Fawcett - 2298 Cleasby Street; July 22, 2009
Edward and Nadene Morris - 2300 Langley Street; July 13, 2009

5.2 Speakers:

Ed Morris, 2300 Langley Street

- purchased his property 37 years ago and enjoys living in neighbourhood
- R1 provides room and 'spitting distance' from neighbours
- Proposal would gut R1 zoning
- "Laneway houses" need two accesses to property and in this neighbourhood no lanes available - properties abut each other
- Allowing proposal would add more people and more confusion to neighbourhood
- Sympathetic to plight of applicant but should accommodate their aging parent either by addition to house or suite in house
- Residents in buffer area opposed to proposal

Laura Besse, 2324 Cleasby Street

- her property abuts applicants
- opposed to proposal

Helen Lachlan, 2265 Cleasby Street

- opposed
- feels addition could be closer to house
- suggests that the parent could quit smoking

Linda Baird, 1837 First Avenue

- moved into neighbourhood more than 30 years ago
- chose neighbourhood because it is R1, single house, single family
- opposed
- worried about rental units
- would allow other R1s to split
- asked Council to respect integrity of R1 zone

Derek Clare, 2365 Cleasby Street

- moved into neighbourhood for R1 zoning
- opposed to changes to R1 zoning

Sherry Couture, 1840 First Avenue

- lived in area where there were rentals and these created problems
- moved to area for R1
- opposed

Dennis Fawcett, 2298 Cleasby Street

- experience in Victoria where whole neighbourhoods were wiped by changes to R1 zoning
- opposed

John Beverly, 2366 Cleasby Street

- opposed

James Mountford, 1830 First Avenue

- wants area to stay R1
- opposed

Jeanette Turner, 2351 Langley Street

- Wants area to stay R1
- Doesn't want traffic in back lanes

Bob Baird – 1837 First Avenue

- Bought in R1
- People invest in R1 for a lot of reasons
- Taxes are higher in R1
- Having garden suite would have negative impact on neighbourhood
- Neighbourhood has pride in appearance and we want it to stay this way
- Perhaps caveat (covenant) could protect use of garden suite to owner only

6. CONSIDERATION OF RETURNING BYLAW TO REGULAR COUNCIL MEETING FOR FURTHER READINGS

0253/09

6.1 Moved, seconded and **CARRIED**

THAT City of Merritt Zoning Bylaw Amendment Bylaw No 2088, 2009 be forwarded to the Regular Council Meeting for further consideration

7. TERMINATION OF MEETING

The Mayor declared the meeting closed at 7:40 p.m.

Certified correct in accordance with Section 124(2) (c) of the Community Charter.

**Original signed by
Corporate Services Manager**

Confirmed on the 11th Day of August, 2009

**Original signed by
Mayor**